

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF NOVEMBER 1, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2022-17 was made available for the Commission's inspection.

Owing to technical difficulties, Commissioner Peter Wells departed the meeting at this time.

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the agenda as presented.

APPROVAL OF THE MINUTES OF OCTOBER 18, 2021

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

Mr. Wells returned to the meeting during the following discussion.

TRANSFER FEE REVENUES

Revenues for the week ending October 22, 2021: \$745,026.00

Revenues for the week ending October 29, 2021: \$521,456.00

TRANSFER FEE HEARINGS

1. Michael Valenti (Town of West Tisbury)

The Commission conducted a hearing regarding the extinguishment of this "m" exemption (transfer no. 57366). Mrs. Thulin opened the hearing at 3:04 pm.

Staff reported that Mr. Valenti was transferred by his employer to an off-island location; four years and five months of the five-year domicile period were attained. Staff also reported that Mr. Valenti's timing was such that it, after conferring with the chairman and because in the past the Commission had approved a like timetable, already released the "m" lien so as not to delay the closing. Mrs. Thulin closed the hearing at 3:06 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously to declare the "m" lien to have been substantially satisfied since (1.) the family was seven months from completing the domicile period; and (2.) the relocation was a requirement of Mr. Valenti's employer.

NEW BUSINESS

1. Agency Administration: Receipt of Donation

Staff reported that the land bank had received a donation of \$100 from Lisa Curtiss, who had visited the island and hiked various land bank trails. After discussion and by a motion made and seconded and the Commission voted unanimously in a roll call vote to accept the donation, with gratitude.

2. Agency Land Management: Purchase of Equipment

The Commission reviewed an October 27, 2021 staff memorandum requesting authorization to pay ±\$2030 for the purchase of replacement electric fencing for the grazing program. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the expenditure.

Commissioner Steven Ewing joined the meeting at this time.

3. Agency Administration: Election of Officers

The Commission conducted its annual election of officers.

By a motion made and seconded, the Commission voted unanimously in a roll

call vote to appoint Mrs. Goff as chairman; Mr. Mott as vice-chairman; and Ms. Weaver as secretary-treasurer.

PUBLIC INPUT

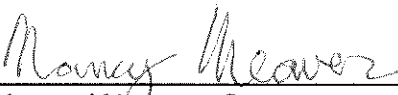
None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-17.

EXECUTIVE SESSION

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter executive session for the purpose of discussing the purchase, lease, exchange or value of real property. Mrs. Goff stated that the subjects to be discussed are the purchase or value of real property and declared that an open meeting may have a detrimental effect on the negotiating position of the Commission. She further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:14 pm.

certification: 
Nancy Weaver, Secretary